



MEETING DOCUMENTATION

Planning • Architecture • Engineering • Interiors • Facility Management

PROJECT: Dixon County LEC – Citizens Committee Meeting #2

LOCATION OF MEETING: Driver Exam Room - County Courthouse Building

PROJECT NO.: 222701 **DATE:** June 16th, 2022 **TIME:** 6:00 PM

MEMBERS PRESENT:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Julie Hartung	Dixon	juliehartung@nntc.net
Mathew Michl	Martinsburg	matt67_michl@yahoo.com
Jeanne Blatchford	Maskell	billblatch2002@yahoo.com
Dave Armstrong	Rural North	armfarm@nntc.net
Lisa Lunz	County Board of Supervisors	supervisordist5@dixoncountyne.gov
Jack Moore	Newcastle	gpajack53@yahoo.com
Ron Mahler	Ponca	debron@gpcom.net

MEMBERS ABSENT:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Larry Boswell	Allen	boswell@nntc.net
Verlin Hansen	Concord	hansonfarms@nntc.net
Chuck Chinn	Emerson	chiefchinn@abbnebraska.com
Kari Lowe	Ponca	kloweplowe7@gmail.com
John Leader	Ponca	jleader@bop.gov
Blake Eisenmann	Rural South	leader65@hotmail.com
Ken Pavlushik	Township	blake_eisenmann@hotmail.com
Cindy Parucker	County Clerk	kenp151@icloud.com
Tom Decker	County Sheriff	clerk@dixoncountyne.gov
		dixonso@dixoncountyne.gov

PROCHASKA & ASSOCIATES:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Steve Johnson	Prochaska & Associates (P&A)	sjohnson@prochaska.us
Curt Field	Prochaska & Associates (P&A)	cfield@prochaska.us

GUESTS PRESENT:	COMMUNITY/ORGANIZATION:	EMAIL ADDRESS:
Don Andersen	County Board of Supervisors	jdandersen@gmail.com
Cindy Geis		

DISCUSSION:

The purpose of the meeting was to report to the Committee on results of Existing Drawings accuracy (Floor Plan, Site Plan, and Exterior Building Elevations), identify and inspect the existing Courthouse structural system, and evaluate various staff structural concerns, and evaluate the condition of the roof. The following points were recorded:

1. Prochaska & Associates Architect, Steve Johnson, was introduced to the Committee.
2. Minutes of the previous (5-17-22) Citizens Committee Meeting had been distributed via email to the membership, and copies of the current Agenda were handed out at the meeting.

3. Written concerns for the existing building had been compiled by building custodian Jean Krusemark, and were also distributed to the Committee. Jean spent a good part of the day touring the building with Curt and Supervisor Don Andersen, looking at various examples of building disrepair. Photos were taken to document what was seen, and measurements were taken to better evaluate the structural system.
4. Copies of photos taken of several of the trouble spots had been emailed to County staff prior to the meeting, and were distributed to the Committee members present, together with preliminary explanations by Curt.
5. Steve finished evaluation of the accuracy of those existing Floor Plans offered to Prochaska & Associates, as well as to verify initial representations of the Site Plan and Exterior Building Elevations (views). Corrections will be made to the CAD Drawings P&A has been preparing, and the Committee members and County staff will be furnished paper and/or digital copies.
6. Curt, Jean and Don Andersen looked at several examples which can be grouped into the following general categories:
 - Ladders were needed to climb onto the 1940 addition roof, and Curt and Steve were able to photograph and report on its condition.
 - Several examples of high-wall interior plaster crumbling or paint removal were noted, typically in the vicinity of roof drains. These, too were photographed and evaluated.
 - Several examples of plaster crumbling or paint removal were noted below window sills, and staff reported that these areas are also quite drafty and cold during the winter.
 - Apparent sagging of the flooring in the northeast corner of the main floor Assessor's Office were noted and photographed. Further evaluation of conditions of the floor joists in the crawl space below this area was also undertaken.
 - The condition of the wall and ceiling above the Courtroom ceiling were evaluated.
 - We were unable to see and document the condition of the third floor ceiling and roof framing.
 - The east-facing exterior wall in the Main Floor Vault areas was evaluated. Don Andersen had removed drywall over a rather large section, revealing exposed brick and 2 x 2 wood furring. The brick had previously been coated with a layer of cement plaster, and most of the plaster had fallen off, revealing deterioration of the brick mortar.
 - Curt and Steve entered the Crawl Space area to get a general impression of conditions below the Main Floor Courthouse. The size of the floor joists and the bearing conditions for these joist were photographed for signs of damage.
7. P&A will prepare a written Structural Report for use by the County and the Citizen's Committee. A determination of the adequacy of the current structure will be attempted, and if needed, a determination of the need for further structural evaluation by a professional structural engineer will be further evaluated.
8. It was explained that if the current facility can be repaired, it should be considerably cheaper to add on to the existing structure to resolve issues identified by the *Jail Standards Division*, than to build an entirely new compliant facility. Curt offered that P&A will begin to determine what inadequacies exist spatially in order to develop a Program, or list of Spaces, followed by presentation of different design options to the Committee, together with relative budget figures for each.
9. The opportunities offered by the present property and its immediate surroundings were discussed in general terms, and the Committee members spent time evaluating these conditions visually following the meeting.

10. Curt offered to re-consider the recent Agreement following further evaluation of the day's measurements and the structural inspection, to determine if that fee might be reduced.
11. The Committee members were asked if any had heard impressions, either positive or negative, by other County residents pre-judging the issue of a new Courthouse/Jail facility, and no one present had apparently heard anything unduly negative.
12. The Committee was asked to consider which other County Jail facilities should be toured, and at what dates. Since Sheriff Decker was not in attendance, and would be the best individual to communicate with other County sheriffs, it was decided that he should attempt to set up a tour of the Thurston County facility—attempting that sometime during the period of July 11th through the 21st. Curt will be out on vacation from July 22nd through the 29th. It was proposed that this tour, and any other which might be set up, would take the place of the July Committee Meeting.
13. Lisa Lunz had drafted a press release which she showed to Committee Chair Matt Michl for feedback. It has been determined that although good public knowledge and transparency is important to the success of any future Bond campaign, the earlier organizational meetings would be less appealing to the public than those where options are being discussed, and the condition of the existing courthouse structure is better understood.
14. The meeting ended around 7:45pm. ***The date for the next Committee meeting is unknown, but is dependent upon the success of Sheriff Decker's scheduling of a tour of the Thurston County facility.***



BY:

Curtis Field, AIA
Architect - Principal

June 20th, 2022

Date

If any of the parties present take exception to these meeting notes, please notify Prochaska & Associates within five (5) days of issuance for correction or they shall be presumed to stand as written.

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